HUNTERS®

HERE TO GET *you* THERE

Ashfield

Sturton By Stow, Lincoln, LN1 2BN

Asking Price £225,000

3 2 2 C

Council Tax: C

20 Ashfield

Sturton By Stow, Lincoln, LN1 2BN

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ENTRANCE PORCH
With main entrance door and courtesy door to the Lounge.

LOUNGE
13'3" x 10'2" (4.06 x 3.12)
uPVC window to front elevation, stairs rising to the First Floor Landing and single radiator.

OPEN PLAN KITCHEN, LIVING AND DINING AREA
25'1" x 8'2" (7.67 x 2.49)
Kitchen Area - fitted with a range of wall, base units and drawers with work surfaces over, 1 1/2 bowl sink unit and drainer with filter tap, integral double oven and hob with extractor fan over, fitted tall cupboard, space for a fridge freezer, tiled floor with part under floor heating and uPVC window to front elevation. Living and Dining Area - with uPVC patio/French doors and side windows, radiator and tiled floor.

UNDERSTAIRS STORAGE
plumbing for a washing machine and space for a tumble dryer.

FAMILY ROOM
13'8" x 7'10" (4.17 x 2.39)
With two uPVC windows to rear elevation and double radiator.

DOWNSTAIRS W/C
WC, wash hand basin, tiled floor and part tiled surround

FIRST FLOOR LANDING
With access to loft space with drop down ladder.

LOFT ROOM
Which has been converted to provide an ideal area for storage/hobbies and benefits from a single radiator, Velux window, insulation and electrical sockets.

BEDROOM ONE
10'2" x 9'8" (3.1 x 2.97)
uPVC box bay window to front elevation, fitted mirror fronted wardrobes with sliding doors, double radiator and walk-in storage area.

BEDROOM TWO
12'7" x 8'3" (3.84 x 2.54)
two uPVC windows to front and rear elevations and single radiator.

BEDROOM THREE
9'8" x 5'8" (2.97 x 1.75)
uPVC window to rear elevation and single radiator.

BATHROOM
7'6" x 5'6" (2.31 x 1.68)
With suite to comprise of bath with rainfall shower over, WC and wash hand basin, part tiled surround, tiled floor, towel radiator, extractor fan and uPVC window to rear elevation.

EXTERNALLY
To the front of the property there is a block paved driveway and gravelled hard standing area providing off road parking for up to three vehicles. There is a side gated access leading to the rear garden with raised lawned area, patio area, pond, bin store, outside tap, shed, raised beds and covered seating area with power.

POTENTIAL BUYER INFORMATION

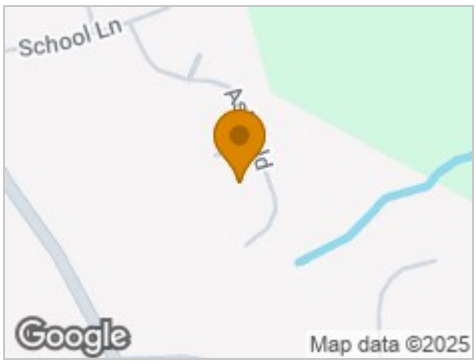
Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted

COUNCIL TAX

Through enquiry of the West Lindsey District Council we have been advised that the property is in Rating Band 'C'

TENURE - Freehold

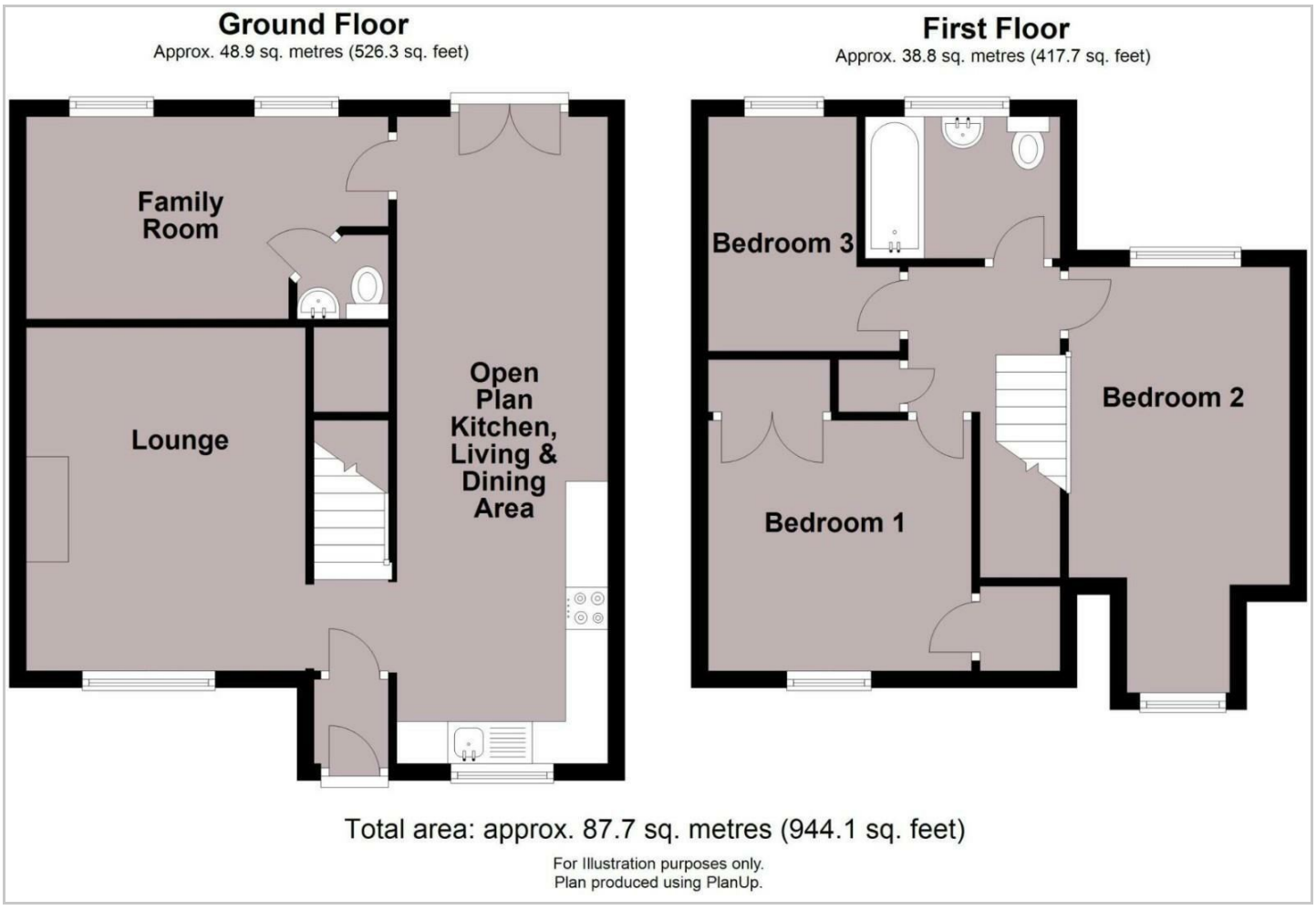
Road Map



Hybrid Map

Terrain Map

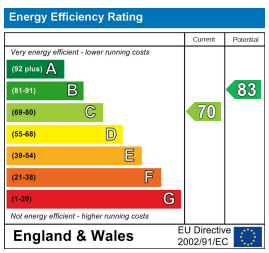
Floor Plan

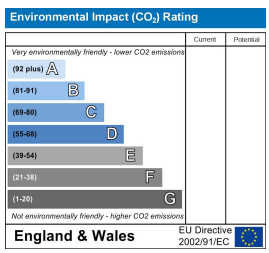


Viewing

Please contact our Hunters Gainsborough Office on 01427 616118 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

124 Trinity Street, Gainsborough, DN21 1JD
Tel: 01427 616118 Email: Gainsborough@hunters.com https://www.hunters.com